

**CONSERVATION COMMISSION  
AMENDED AGENDA  
JUNE 6, 2012  
7:15 PM  
TOWN HALL - 472 MAIN STREET - ROOM 204**

Request for Redline Change - 294 Main Street - DEP 85-1056 (0010)

Proposed change to the pavement adjacent to Unit 1 as shown on revised plan dated May 16, 2012.

7:15 Notice of Intent - 34 Robbins Street - Dorothy Campbell - DEP 85-1091 (010)

Lakeview Engineering Associates - proposed construction of a replacement septic system within 100' of a wetland located at 34 Robbins Street, Acton (town atlas plate H-2, Parcel 48).

**\*\*\*If approved the CONCOM will need to vote out Standard Conditions 18, & 19.**

7:30 Notice of Intent - 411 & 419 Great Road - Universal Management, LLC - DEP 85-1093 (020-021)

Norfolk Ram Group, LLC - proposed construction of stormwater improvements, handicap access ramp, steps and landing associated with the reconstruction of the apartment building within 100' (town atlas plate C-5, Parcel 67-1 & 67-2).

**\*\*\*If approved the CONCOM will need to vote out Standard Conditions 18, 19, & possibly #20.**

7:45 Notices of Intent - 366 Pope Road - Michael Paratore - Stamski & McNary (030-035)

(030) Lot A-1 - proposed grading and installation of utilities within 100' of a Bordering Vegetated Wetland associated with a proposed residential lot;

(031) Lot A-2 - proposed replacement of an existing dwelling with associated driveway, grading and utilities, within 100' of a Bordering Vegetated Wetland and Bank of an intermittent stream and expansion of the existing soil absorption system within 200' of Riverfront Area (town atlas plate E-6, Parcel 4).

(032) Definitive Plan - 366 Pope Road (Pine Ridge Farm Lane) - Site Development & Grading 3-15-2012

(033) Project Narrative - 366 Pope Road - Lot A-2

(034) Lot A-2 - Wetland Permitting Plan

**\*\*\*LOT A-2 - If approved the CONCOM will need to vote out Standard Conditions 18, & 19.**

8:00 Continuation - NOI - 18 Wheeler Lane

*Applicant requests a continuation to June 20, 2012 at 7:15 PM.*

8:00 Notice of Intent - 12 Algonquin Road - Robert Kody - Ross Associates (040)

Proposed improvements and additions to an existing single-family home within 100' of a wetland (town atlas plate D-2, parcel 72).

**\*\*\*If approved the CONCOM will need to vote out Standard Conditions 18, & 19.**

MINUTES

February 29	osrp	outstanding	
April 18		awaiting comment	
May 2		comments rec'd by	TM, FP
May 16		" " "	AG

**CONSERVATION COMMISSION  
MINUTES  
JUNE 6, 2012  
7:15 PM  
TOWN HALL - 472 MAIN STREET - ROOM 204**

**COMMISSIONERS PRESENT:** Andrew Magee, Amy Green, Fran Portante, Jim Colman, Tom Arnold

**CONSERVATION ADMINISTRATOR & RECORDING SECRETARY:** Bettina Abe

**VISITORS:** Steve Poole, Katy Konary, Terry Brodsky, Kim Ahern, Ian and Joan MacFarlane, Dan Wolfe, Joseph Rotondo, Robert Kody, George & Nadine Rebovich

7:20 Mr. Magee called the meeting to order.

Request for Redline Change - 294 Main Street - DEP 85-1056 (0010)

Proposed change to the pavement adjacent to Unit 1 as shown on revised plan dated May 16, 2012.

Upon query by Mr. Magee, with no interested parties present, tabled the request until later this evening.

7:21 Notice of Intent - 34 Robbins Street - Dorothy Campbell - DEP 85-1091 (010)

Steve Poole from Lakeview Engineering presented plans for the proposed construction of a replacement septic system within 100' of a wetland. The new system will be relocated in the existing garden area at the edge of the existing lawn. The 100' buffer encompasses the entire lot.

Grading associated with break-out area is 45' from wetlands at the nearest point.

There will also be a drip irrigation system installed and a pressure distribution system; there is some degree of treatment with solids removal. Hay bale barrier will be provided. The old tank will be replaced. Project has been approved by Board of Health already.

Upon query by Ms. Green, Mr. Poole reported that no trees will be removed, just some brush.

Upon query by Mr. Colman, Mr. Poole reported that the location chosen was so the owner could preserve the garden.

Upon query by Ms. Portante, Mr. Poole reported that there will be a slight grade/elevation of about one foot as groundwater is three feet below existing grade. The old system will be pumped and removed.

7:28 Decision - 34 Robbins Street - DEP #85-1091

Ms. Portante moved that the Commission issue an Order of Conditions for the plans as presented excluding standard conditions 18 & 19 under the Bylaw; Mr. Arnold 2<sup>nd</sup>, unanimous.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings - 06-06-2012 - (010) and Wetlands Filings - 34 Robbins Street.]*

7:30 Notice of Intent - 411 & 419 Great Road - Universal Management, LLC - DEP 85-1093 (020-021)

Katy Konary, from Norfolk Ram Group, LLC, presented plans for the proposed construction of stormwater improvements, handicap access ramp, steps and landing associated with the reconstruction of the apartment building within 100' of a wetland. Ms. Konary reported that the site is an existing three building residential apartment complex; there is a large wetland at the rear of the site (northeast).

Series of drainage ditches and marsh connects to larger ditch and flows under Great Road. Low point on the property is known to flood. #419 burned down over 10 years ago, the foundation remains.



Special permit to rebuild had two conditions: install handicap access ramp and provide stormwater quality swale on site. The new building is on old foundation. New handicap ramp will be just beyond the 100' buffer but in location of former steps. No stormwater management exists on site now; currently sheet runoff flows over the parking lot. Existing groundwater is 12-18 inches below grade.

Ms. Konary stated that she met with Mr. Tidman on site to discuss design ideas then with the Town Engineer, Corey York, to discuss design ideas. Proposing swale, shallow depression, grassed two-foot wide stone trench 1.5 feet below ground. Ms. Konary handed out photos. Shows area of proposed stone channel at low point of parking lot which currently floods. Swales will capture sediment and oils. Silt fence will be installed for construction.

Upon query by Ms. Portante, Ms. Konary reported that there is not parking located at the rear corner of the lot, a dumpster is housed here; it is like dead space in corner.

Tom A. inquired about the area ponds, stilling basin, what are runoff calculations to see if it has capacity to hold storm. Answer: there are no specific calculations; they maximized what they could do and the proposed measures are only for first flush. There is nothing there now so this will be an improvement based on special permit requirements. Mr. Arnold asked why the Board of Appeals wanted a swale.

Ms. Konary reported that Roland Bartl, the Town Planner asked that the applicant contact Mr. Tidman and Mr. York and Mr. Bartl will approve.

Upon query by Mr. Arnold, Ms. Konary reported that it's all wetland almost to Harris Street.

Mr. Colman asked if this is just designed for only the first inch of rain? Ms. Green stated it will silt in quickly. Ms. Konary stated that the swale will be mowed grass. Currently sediments accumulate in that area.

Ms. Green if do they street sweeping there? Response from Ms. Konary was not sure.

Mr. Arnold asked to be shown where sheet flow goes and then where the current ditches and proposed swales discharge.

Ms. Konary replied that it gets "mucky" wet and runoff will cross existing lawn area after exiting drainage swale, before discharging to wetlands.

Mr. Arnold, asked if it is not graded to go to the basin then? Ms. Konary, replied "yes, it will store six inches in intense storm then slowly drain."

Ms. Portante noted that, due to space restrictions, that is all that can fit into that area.

Ms. Green pointed out the dumpster location, but noted that there was not really a better location.

Joe Rotondo, owner of the barn at 429 Great Road (Pegasus Tack Shop) for more than 35 years stated that there was an existing ditch before the apartment buildings were constructed, when it was filled for the construction of the buildings, which changed everything. Upon query by Mr. Rotondo, Ms. Konary stated that the property's groundwater level was surveyed in March.

Mr. Rotondo expressed concern about the water table, potentially rising more; his building at 429 Great Road never flooded until the ditch was filled for the construction of the apartment buildings. He does try to pump it out but the Board of Health issues a citation and fee for pumping into the wetland

Ms. Konary says from her history there have been lots of beaver dams causing ponding in area.

Mr. Magee noted that runoff is going into the wetland and filling the ditch so it has increased problem, but it will be the same amount of water going to same place but it will go slower and alleviate flooding. This will be a help and Mr. Rotondo should not see increase in his problems. Problem has been with massive paving of Great Road (Route 2A) over the years. As a Commission we want to control runoff and progressive water recharge.

Jim Coleman noted that the applicant is not increasing impervious surface, just making a change where water flows off, and removing some pollutants. It does not add anything to amount of water flowing.

Mr. Magee noted that it is not the about water quantity, but rather water quality.

Joan McFarlane from Woodvale condominiums inquired as to how the proposed redevelopment would impact Woodvale's edge of land. Woodvale is at 407 Great Road, next door and they have been experiencing more water close to their units; she is concerned about more flooding over time.

8:04 Mr. Magee closed the hearing.

Decision - 411 & 419 Great Road - DEP 85-1093

Ms. Portante moved that the Commission issue an Order of Conditions for the plans as presented waiving standard conditions 18 and 19 under the Bylaw, Mr. Colman 2<sup>nd</sup>; unanimous.

Mr. Magee asked that the applicant provide an operations and maintenance plan for the file within 30 days of the issuance of this Order of Conditions and that the applicant maintain the system over time.

Mr. Magee, with the permission of Mr. Paratore took the hearing for 12 Algonquin out of order.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings - 06-06-2012 - (020-021) and Wetlands Filings – 411 & 419 Great Road.]*

8:12 Notice of Intent - 12 Algonquin Road - Robert Kody - Ross Associates - DEP 85-1094 (040)

Proposed improvements and additions to an existing single-family home within 100' of a wetland (town atlas plate D-2, parcel 72).

Robert Cody presented his plan for the proposed addition to his single family home. Proposed activities will consist of a proposed addition approximately 94' from the edge of wetlands; removal of an existing concrete patio, approximately 35' from the edge of wetlands with a replacement 12'x12' brick patio approximately 43' from wetlands. Haybales will be used for siltation prevention.

Upon query by Ms. Portante, Mr. Cody stated that the proposed patio and front walk will be constructed with paver bricks which will allow more infiltration than concrete.

Upon query by Ms. Green, Mr. Cody stated that he does not know about a big brush pile in the wetlands, however there are some downed trees.

8:16 Hearing no further comments or questions, Mr. Magee closed the hearing.

Decision - 12 Algonquin Road - DEP 85-1094

Ms. Portante moved that the Commission issue a standard Order of Conditions noting exception to standards 18 and 19 under the Bylaw as it is a pre-existing nonconforming, Mr. Colman 2<sup>nd</sup>; unanimous.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings - 06-06-2012 - (040) and Wetlands Filings - 12 Algonquin Road.]*

8:18 Notices of Intent - 366 Pope Road - Michael Paratore - Stamski & McNary (030-035)

Lot A-1 (DEP File 85-1095) proposed grading and installation of utilities within 100' of a Bordering Vegetated Wetland associated with a proposed residential lot; Lot A-2 (DEP File 85-1096) proposed replacement of an existing dwelling with associated driveway, grading and utilities, within 100' of a Bordering Vegetated Wetland and Bank of an intermittent stream and expansion of the existing soil absorption system within 200' of Riverfront Area (town atlas plate E-6, Parcel 4).

Rich Harrington from Stamski & McNary presented plans for both Lots A-1 and A-2, a proposed residential compound. The existing single family home and garage will be razed and two new single family homes will be developed. Lot A-2 has specific detail and will be the proposed home of the existing owner, Mr. Paratore.

Lot A-1 will include a replacement structure - bee hive drain to a location that can be inspected. Water will be directed and slowed down. Portion of the area in buffer zone will be re-vegetated. Two small stables will be removed. Lot A1 grading plan and septic plan were reviewed. Farm debris will be cleaned up.



Part of garage is in buffer zone and it will be removed. Basically site work will be completed but there is no immediate plan to construct a house.

Lot A-2: 45 foot setback in zoning. Lot A-2 includes buffer zone, riverfront, stream, vegetated wetland and riverfront. Bylaw setbacks allow for pre-existing non-conforming structures and activities; new dwelling setback to 85 feet. Existing Bank and culverts will be removed. As mitigation, new Bank will be created with a greater length than currently exists. Proposed mitigation improves situation. Water maintains natural drainage patterns. The proposed house for Lot A-2 will have the same footprint of the existing one to be razed.

Kim Ahern, landscape architect, presented landscape plan noting that the site has a lot of potential. Her landscape design will provide native plant species such as blueberry, inkberry, winterberry, clethra, within a wildlife corridor along the new Bank. After the plantings are stabilized they will naturalize. The end result of the landscape design will be more natural than existing. Area in the field near off-site perennial stream will be fenced off and allowed to naturalize.

Lot A-1: Questions from Commission.

Upon query by Ms. Green - crosshatched area in Lot A-1 will be allowed to naturalize. An existing pipe goes under the proposed Lot A-1 house - what happens to it? Answer by Harrington: will cut back and investigate pipe to determine where goes.

Upon query by Mr. Colman - reviewed what is being done where; is green area changing? Answer: no already vegetated. Now a gravel area and pipe and it will have a catch basin structure put in to collect water and bring to basin in front. Mr. Coleman asked does this change groundwater? Answer, no, elevations will be the same.

Ms. Portante: driveway is eroded. Yes it will be repaved and catch basin will carry sheet flow from driveway runoff into basin down to wetlands.

Ms. Portante: so you are eliminating driveway problems of erosion? Yes.

Ms. Green where is pipe coming out in Lot A-2? Answer, outside buffer zone. It will slow things down and spread it out.

Mr. Colman: is naturalized area on this lot (Lot A-2)? Mr. Harrington stated, yes in easement area.

Mr. Colman: does OOC need to suggest that? We need to make a note on A-1 to see A-2 something to deal with overlap. The easement B is shown on the plan.

Mr. Arnold: where does pipe come out and it sheet flows to wetland.

Ms. Portante: no replication in A-1; only in A-2? Mr. Harrington stated, yes physically it is on the property line.

8:43 Mr. Magee opened discussions for Lot A-2.

Ms. Green requested: please go over numbers impact and created?

Mr. Harrington: 77 feet of bank, replicating 177.

Upon query by Ms. Green, Mr. Harrington discussed square footage of 2,400 s.f. of replication as shown on the Landscape Design Plan, "naturalized drainage way" as presented.

Upon query by Ms. Green, is the area around segment 3 lawn? Mr. Harrington noted that it is combo of brush, trees and lawn and is not being cut.

Upon query by Ms. Portante, Mr. Harrington reviewed the drainage pipes

Mr. Arnold asked if outflow will develop into a swale. Mr. Harrington stated that, if so, we are comfortable with that.

Mr. Magee opened the continuation of discussions for Lot A-1

Ms. Green asked where the 75' setback is in A1; Mr. Harrington noted that it is in paddock area.

Mr. Colman: A2 how would you describe what you are doing? Mr. Harrington: taking existing house replacing with proposed house further away from resource area once complete. Taking the bank and improving quality and benefits by relocating, creating larger exposed segments. Expanding the septic system with upgrade. Segments 2 and 3 filled in at grade. Recreating Bank at greater than 2:1 ratio

Mr. Colman asked if there's no issue with the intermittent stream; Mr. Harrington stated that it is to be re-directed.

Ms. Green: stated that she felt that the proposed plan design is a great improvement.

Ms. Portante: the design redirects the water in more aesthetically pleasing way.

8:55 Mr. Magee closed the hearing for Lot A-1

Decision - 366 Pope Road - Lot A-1 - DEP 85-1095

Ms. Portante moved that the Commission issue a standard Order of Conditions for A-1 contingent upon DEP not having any comments on the filing, and that 20 foot easement B includes the day-lighted pipe also on lot A2 which is part of a different filing, Mr. Arnold 2nd; motion passed unanimously.

9:00 Mr. Magee closed the hearing for Lot A-2.

Decision - 366 Pope Road - Lot A-2 - DEP 85-1096

Ms. Portante moved that the Commission issue a standard Order of Conditions with the exception of standard conditions 18 and 19 being waived to reflect the plans as presented with the following Findings and Special Condition.

**FINDINGS OF FACT:**

1. The proposed replication and bank restoration will occur in the no-build setbacks under the Bylaw as proposed on the "Landscape Plan and Details" dated May 17, 2012.
2. All work associated with the construction of the 'bank replication area' Stream Segment 2A will be reviewed in the Lot A-2 Order of Conditions.

**SPECIAL CONDITION:**

1. The applicant shall work with the conservation agent to develop a wetland replication area monitoring and management plan.

Mr. Arnold 2<sup>nd</sup>, the motion passed unanimously.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings - 06-06-2012 - (030-035) - and Wetlands Filings - 366 Pope Road, Lots A-1 & A-2.]*

Request for Redline Change - 294 Main Street - DEP 85-1056 (0010)

Ms. Portante moved that the Commission accept the proposed change to the pavement adjacent to Unit 1 as shown on revised plan dated May 16, 2012, Mr. Arnold 2<sup>nd</sup>; unanimous.

*[See file in the Conservation Office also located in DocuShare: Conservation Commission - 2012 Meetings - 06-06-2012 - (0010) and Wetlands Filings - 294 Main Street.]*

Continuation - NOI - 18 Wheeler Lane

Applicant requests a continuation to June 20, 2012 at 7:15 PM.

9:05 Meeting adjourned.



































  
Terry Maitland  
Chair

BA:ahr  
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06-06-2012

Refresh

Type	Title	Owner	Edited	Size	Actions
	0001 - June 6 Agenda	naturalres	06/01/12	17 KB	 
	0010 - Request for Redline Change - 294 Main Street - 85-1056	naturalres	05/31/12	782 KB	 
	010 - Notice of Intent - 34 Robbins Street - 85-1091	naturalres	05/30/12	10 MB	 
	020 - Notice of Intent - 411 & 419 Great Road - Spring Hill Commons - 85-1093	naturalres	05/30/12	2 MB	 
	021 - Notice of Intent PLAN - 411 & 419 Great Road - Spring Hill Commons - 85-1093	naturalres	05/30/12	2 MB	 
	022 - Acton Spring Hill Great Road SW OM Plan (submitted 6-7-2012)	naturalres	06/07/12	16 KB	 
	030 - Notice of Intent - 366 Pope Road - Lot A-1	naturalres	05/30/12	4 MB	 
	031 - Notice of Intent - 366 Pope Road - Lot A-2	naturalres	05/30/12	8 MB	 
	032 - Definitive Plan - 366 Pope Road - Pine Ridge Farm Lane - Site Development & Grading	naturalres	05/30/12	1 MB	 
	033 - 366 Pope Road - Lot A-2 Narrative	naturalres	06/05/12	134 KB	 
	034 - 366 Pope Road - Wetland Permitting Plan 5-24-2012	naturalres	06/05/12	1 MB	 
	040 - Notice of Intent - 12 Algonquin Road	naturalres	05/30/12	5 MB	